

B209 31896 Raven Avenue, Mission

\$609,900

2 Bed + Den + 2 Bath

783 SF Interior
69 - 927 SF Exterior



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+rav
HILLSIDE H

B1

Building 2 Suite #
B102, B103, B104, B1
B203, B204, B207, B2
B303, B304, B307, B3
B403, B404, B407, B4



This 2BR 2Bath, Sunny South view home with stunning water views boasts an open concept w/9' ceilings and a fully closable balcony featuring the Lumon System so you can enjoy your patio 12 months a year. This "C" shaped kitchen with SS appl provides ample prep space while still having a full dining area. The Primary bedroom has a walk-in closet and full shower in the ensuite. Also included is RADIANT HEATING w/ Laminate flooring two parking stalls, one storage locker. Easy access to the Indoor amenity flex space, fully-equipped fitness facility and two outdoor playgrounds. Outlook Village will be a vibrant addition to the community providing homeowners easy exterior access to many more amenities. Instant access to the Highway, West Coast Express & Bus routes.

KEY INFORMATION

MLS® R2690704

Residential Attached

Mission

2 Bedrooms

2 Bathrooms

783 SF

\$344.00 Maintenance Fees

FEATURES

Year Built: 2023

Listed By: Pilothouse Real Estate Inc.

- Community**
 - Superior soundproofing and energy efficiency throughout
 - Radiant heating system with in-floor hot water radiant heating
- Modern Urban Kitchens**
 - Wood look lower cabinetry with matte white upper (Frame)
 - Matte grey lower cabinetry with wood-look upper (Corona)
 - Modern pendant lighting in urban black with Edison bulb
 - Contemporary black brass faucet with retractable hose
 - Black cabinet pulls on lowers with hidden finger pulls on uppers
 - Dual hot and cold stainless steel sink
 - Stainless appliance package (Standard)
 - 36" Blending Dishless Steel French Door Refrigerator
 - 30" Blending Electric Range
 - 24" Blending stainless steel dishwasher
 - Pull-out Elbow hood fan
- Beautiful Bathrooms**
 - Custom floating look vanity with storage and mirror
 - Modern oversized subway tile in main bath
 - Chrome Hansgrohe fixtures
 - Sink undermounted porcelain sink
 - Dual flush toilet for improved water conservation
- Master Ensuite**
 - Custom floating look vanity in engineered laminate with storage drawers
 - Natural look wrap around tile for a spa-like atmosphere
 - Glass enclosed walk-in shower
 - Rainfall shower head and handheld spray
 - Custom vanity mirror with open shelf and recessed cabinet storage

- Safety and Security**
 - Crime Prevention Through Environmental Design (CPTED) incorporated
 - Buildings have direct connections to public sidewalks and external roads
 - Low voltage lighting around buildings, pathways and exterior stairs improves visibility
 - High luminance white painted walls and ceilings in the parkade improves visibility
 - Strategically placed alarm buttons in the parkade provide enhanced peace of mind
 - Secure key fob door access for residents
- World class Amenities**
 - Modern fully equipped fitness facility adjacent to an outdoor amenity area with separate hot tub and lounge chairs
 - Dedicated open lanes for a park like experience steps from your front door
 - Indoor amenity flex space in each building to host a variety of gatherings
 - Two outdoor playgrounds with fun nature inspired facilities and features
 - Two playgrounds, a picnic table and a climbing tree, the other has a sand digger, log climbing and a picnic table and bench
- Trustworthy Building**
 - Three warranty coverage (WB)
 - Two years for materials
 - Five years for building envelope
 - Ten years for structural elements
 - Secured FOB entry for peace of mind

